

## Frequently Asked Questions

### NE Chehalem Drive Wastewater and Water Extension Project

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***Q: What work is being done along NE Chehalem Drive?***

**A:** This project will extend the public wastewater line from the existing terminus on the east side of a tributary to Chehalem Creek on Hwy 240 to NE Chehalem Drive and then north along NE Chehalem Drive towards W Columbia Drive. A water line will also be extended on Hwy 240 to NE Chehalem Drive.

***Q: What is the purpose of the project?***

**A:** Extending wastewater and water lines in this area will provide infrastructure needed for future orderly development within the City's urban growth boundary (UGB). The wastewater extension line can also be used to displace a lift station, which will save the City in infrastructure costs in the long term. Additionally, the water line extension will improve fire flow in the area of W Illinois Street.

***Q: Why is the City undertaking this project, rather than a private developer?***

**A:** Crossing the Chehalem Creek tributary near the Highway 240 bridge requires major capital improvements, which have been found to be cost-prohibitive to individual developments and have had the effect of preventing development in the area. The City has determined that the future potential for development along NE Chehalem Drive will require a public infrastructure project to allow this part of the City to accommodate planned future development. The fire flows around W Illinois Street will be improved through the water line extension.

***Q: What happened to the water grant to fund the extension in 2017?***

**A:** The grant application to the Oregon Water Resources Department was not recommended for funding by the multi-agency Technical Review Team. Funding requests received by the Oregon Water Resources Department were far in excess of available funds.

***Q: How will the Chehalem Creek tributary be impacted?***

**A:** The project will have temporary, construction related impacts on the stream corridor. Construction will include excavation and grading in this area. However, construction techniques will minimize impacts to the stream itself. In addition, the area impacted will be restored to its existing form and vegetation in the area will be enhanced through removal of non-native vegetation and replanting with native plants.

***Q: How will the Highway 240 bridge be affected?***

**A:** The wastewater line for the extension will be attached underneath the bridge. The bridge has been evaluated to ensure that it is strong enough to accommodate the pipeline. The bridge will continue to be structurally sound after the project is completed.

***Q: How else will construction impact surrounding property owners and residents?***

**A:** Construction will require temporary closures of portions of surrounding roadways. The Highway 240 Bridge will remain open, although for periods of time one lane will be closed. During this time, the City will manage traffic through flagging and signage. In addition, portions of NE Chehalem Drive may be closed in one or both directions during construction, with traffic detours onto other surrounding roads. The City and its contractors will develop traffic control and management plans and continue to update nearby residents about these activities and impacts as the project moves forward.

*Q: How will the project affect existing private water districts in the area?*

**A:** The project will have no impact on existing private water districts in the area.

*Q: Will properties along NE Chehalem Drive be annexed into the city limits?*

**A:** Not necessarily. The land adjacent to the proposed wastewater pipeline extension area is within the Newberg UGB (urban growth boundary). Areas within the UGB are intended to provide space for the city to grow over the next 20 years. Extension of the pipelines will allow for development as planned for the land within the UGB. Land within the UGB may be annexed into the City limits if requested by property owners and approved by the City.

*Q: What are the steps required to be annexed into the City?*

**A:** Annexation can be requested for properties within the Newberg UGB AND must be contiguous (sharing a border) to the existing city limits. You can find out if your property is within the UGB on the City's Comprehensive Plan Map:

<https://www.newbergoregon.gov/sites/default/files/fileattachments/planning/page/4304/comprehensivemap.pdf>

Availability of water service is one of the requirements for annexation, and the water pipeline currently is not proposed to be extended through the entire length of the project area.

Annexation requests can be submitted to the Planning Division, which presents the request to the Planning Commission for review and City Council for approval. For the complete procedures, see Newberg Municipal Code section 15.250.040.

*Q: What are the steps to be brought into the UGB?*

**A:** If properties are outside the UGB, the UGB must be expanded to include them in order to be considered for annexation into the city limits. Specific steps can be found here:

<https://www.newbergoregon.gov/planning/page/urban-growth-boundary-amendment-application>

*Q: What happens after the construction is complete?*

**A:** Improvements will be buried within the road or adjacent right-of-way and located under the Highway 240 bridge, with no resulting visual impacts. No long-term impacts to traffic circulation are anticipated.

*Q: What are the steps to connect to the wastewater pipeline?*

**A:** A property must be located within the City limits in order to connect to the City wastewater and water pipelines. Currently, properties within the project area along NE Chehalem Drive are within the City's urban growth boundary (UGB) but outside the City Limits. Once a property has been annexed into the City, the owner must submit a Public Improvement Application to the Newberg Engineering Division for a service lateral installation to complete the utility connection.

*Q: Where can I find more information about the project and how it might affect me or my property?*

**A:** The City website for the NE Chehalem Drive Water and Wastewater pipeline extension will include the most up-to-date information about the project, as well as contact information. You can find the latest information or send inquiries at: <https://www.newbergoregon.gov/engineering/project/chehalem-drive-wastewater-and-water-extension-project>